

Boulevard

Key Issues

- Groundwater is a major issue in this community
- The Sponsor Group has been particularly concerned about groundwater in an area near the Golden Acorn casino. There are three commercial requests in this specific area of the community
- Five requests were made to designate additional commercial land outside of the existing town. No permitted commercial uses currently occur on any of these parcels

Sponsor Group Direction

- Change the commercial land to Rural Commercial designation
- Limit commercially designated land to the existing town

Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction and all but one of the Sponsor Group recommendations

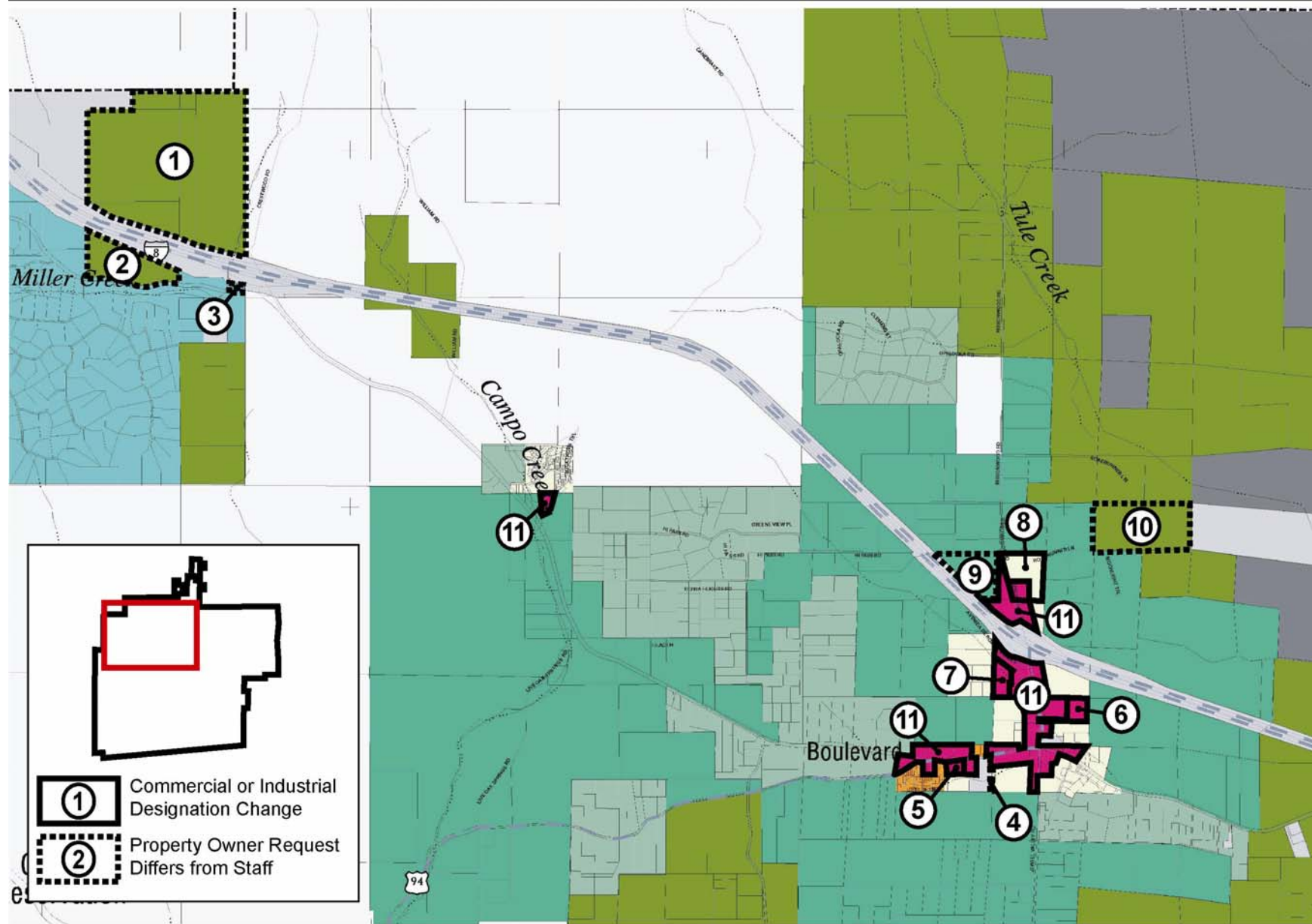
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	6	121	115	105	99
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Boulevard (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(RL-80) Rural Lands	(RL-80) Rural Lands	Visitor serving commercial use on the freeway interchange (Grant)	<i>Total Area:</i> 362 acres (portion) <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • May include areas with significant environmental constraints. The area near the interchange has Tier 1 Habitat (Southern Coast Live Oak Riparian Forest). • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing country town • Inconsistent with projected need • Supports Sponsor Group recommendation
2	(RL-80) Rural Lands	(RL-80) Rural Lands	Commercial zone (Sepin)	<i>Total Area:</i> 51 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Very rugged terrain. The majority of the parcel has over 25% slope. • Appears to lack access to a flat /buildable area. • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing country town. • Inconsistent with projected need • Supports Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(RL-20) Rural Lands	(RL-20) Rural Lands	Commercial (Schopfer)	<p><i>Total Area:</i> 1.4 acres</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Almost entirely in wetland and Southern Coast Live Oak Riparian Forest. • Located in an area that has had groundwater availability problems • Outside of any sewer/water district • Not adjacent to any other commercial. • Over 4½ miles from existing country town. • Inconsistent with projected need • Staff supports the Sponsor Group recommendation <p>Note: The property owner who made this request has subsequently sold the property. No request has been made by the current owner.</p>
4	(SR-4) Semi-Rural Residential	(C-4) Rural Commercial	Commercial (Grotewold; Schopfer)	<p><i>Total Area:</i> Less than ½ acre of a lot with dimensions of approx. 70' x 1,000'</p> <p><i>Current Use:</i> Undeveloped (the portion of the parcel that is already designated commercial has a commercial use)</p> <p><i>Existing GP:</i> (6) Residential</p>	<ul style="list-style-type: none"> • The parcel is only 70 feet wide • Would create a finger of commercial into an otherwise residential area • Parcel is split designated (commercial on the road frontage and residential on the back portion)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Doyle)	<p><i>Total Area:</i> 2.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (7) Residential</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Fronts on Hwy 94 • Within existing country town • Staff previously worked with the community regarding the change which has been reflected as commercial on GP2020 Working Copy maps since 2002. • Staff supports the Sponsor Group recommendation
6	(C-4) Rural Commercial	(C-4) Rural Commercial	Commercial zone (Uekerman)	<p><i>Total Area:</i> 8.4 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • A panhandle lot, where the handle is in commercial and reaches out to Ribbonwood Road. • Has access to Ribbonwood Road. • Recognition of an existing commercial use • No apparent environmental constraints • Within existing country town • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(C-4) Rural Commercial	(C-4) Rural Commercial	Commercial zone (Dart)	<p><i>Total Area:</i> 15 acres</p> <p><i>Current Use:</i> Commercial (auto repair and real estate office)</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Recognition of existing commercial uses • No apparent environmental constraints • Within existing country town • Adjacent to other commercial • Compatible with community character • Staff supports the Sponsor Group recommendation
8	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial Reconfigure existing commercially designated area (Dart)	<p><i>Total Area:</i> Approx. 3 acres of a 32.5 acre parcel (commercial portion only)</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • The request would straighten out the boundary on a parcel with a split designation. A portion of the parcel has an irregularly split designated parcel • Adjacent to other commercial • Fronts on Ribbonwood Road • No apparent environmental constraints • Staff supports the Sponsor Group recommendation • Note: The property owner has submitted a Tentative Parcel Map. He requests that the commercial area be reconfigured to fit on the southern parcel as opposed to splitting two parcels.

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(RL-40) Rural Lands	(RL-40) Rural Lands	Commercial for a retail nursery (Wolfe)	<p><i>Total Area:</i> 34.4 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Outside existing country town. • Outside of a sewer/water district • Inconsistent with projected need • Staff supports the Sponsor Group recommendation
10	(RL-80) Rural Lands	(RL-80) Rural Lands	Commercial on a small part to reopen a smokehouse/meat market (Smith)	<p><i>Total Area:</i> 81 acre parcel (request is for a portion of the parcel)</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Over ½ mile from existing country town • Not adjacent to other commercial • Does not front on a paved road • Located in an area that has had groundwater availability problems • Outside of a sewer/water district water • Inconsistent with projected need • The Sponsor Group sited impacts such as dust, noise and impacts to an unpaved road as their rationale for recommending denial • Staff supports the Sponsor Group recommendation • <i>Note:</i> Staff has also received a letter from a neighboring property owner opposing the commercial request

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
11	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 142 acres on various parcels</p> <p><i>Current Use:</i> Various</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character • Sponsor Group recommends changing all commercially designated lands to Rural Commercial • Recognition of existing commercial uses • Within existing country town • Staff supports the Sponsor Group recommendation